

# Preliminary Assessment Report

## Project 3015336, 10750 30TH AVE NE

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**Assessment Completed:** 6/4/2013

**Project Description:** Establish use for two (2) portable classroom buildings accessory to public school, build ramps, and occupy, all per plans. (Nathan Hale High School)

**Primary Applicant:** [Stuart Stovin](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

### Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Department of Planning and Development (DPD) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with DPD. **Please bring a copy of this report to your intake appointment.**

### Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

#### DPD Drainage Requirements

Joseph P Berentsen, (206) 684-8613, [Joe.Berentsen@seattle.gov](mailto:Joe.Berentsen@seattle.gov)

#### DPD Land Use Requirements

Lucas J DeHerrera, (206) 615-0724, [lucas.deherrera@seattle.gov](mailto:lucas.deherrera@seattle.gov)

#### DPD Preapplication Site Visit Requirements

Arthur Thomas Richardson, (206) 233-3875, [art.richardson@seattle.gov](mailto:art.richardson@seattle.gov)

#### Seattle City Light Requirements

Ray Ramos, (206) 615-1193, [ray.ramos@seattle.gov](mailto:ray.ramos@seattle.gov)

#### Seattle Department of Transportation Requirements

Tammy Frederick, [tammy.frederick@seattle.gov](mailto:tammy.frederick@seattle.gov)

#### Seattle Public Utilities Requirements

Susie Larson, [susie.larson@seattle.gov](mailto:susie.larson@seattle.gov)

#### Water Availability

No Contact Assigned

## Other Resources

- General questions about the permit process: Contact the DPD Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [DPD](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

## Requirements

### **DPD Drainage Requirements**

The following requirements are based on the current stormwater and side sewer codes.

#### **Existing Public Drainage Infrastructure**

Sanitary sewer main location: On site King County Metro

Sanitary sewer main size: 36" Diameter

Storm drainage main location: 35th Ave. NE

Storm drainage main size: 30" Diameter

#### **Drainage**

The drainage point of discharge (SMC 22.805.020) is located at: Public storm drain system.

#### **Flow Control Compliance**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. A completed [Construction Stormwater Control and Soil Amendment Standard Plan](#) is required.

Parcel-based projects with 7,000 square feet or more of land disturbing activity or 2,000 square feet or more of new plus replaced impervious surface must implement green stormwater infrastructure (bioretention cells, green roofs, permeable pavement, rainwater harvesting, etc.) to infiltrate, disperse, and retain drainage water onsite to the maximum extent feasible per SMC 22.805.020.F. and [Director's Rule 15-2012](#).

Flow control standards must be first met by utilizing green stormwater infrastructure to the maximum extent feasible. Additional flow control measures shall be installed if the flow control standard cannot be met solely using green stormwater infrastructure. Refer to [DR 17-2009](#). Submit a [Green Stormwater Requirement Calculator](#) along with additional flow control documentation.

For more information see: <http://www.seattle.gov/dpd/codesrules/codes/stormwater/default.htm>

This project site discharges to a Non-listed Creek Basin (SMC 805.050.A.3) and shall provide flow control meeting the Pre-developed Pasture Standard per [SMC 22.805.080](#).B.3.

Projects with less than 10,000 sf new plus replaced impervious surface can use the [Pre-Sized Flow Control Calculator](#) in lieu of continuous modeling.

#### **Water Quality**

No requirements

#### **Permanent and Temporary Dewatering**

The footing drain (if part of building plan) point of discharge ([DPD DR 4-2011](#)) is located at the following: Public storm drain system.

### **DPD Land Use Code Requirements**

#### **Street Requirements**

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

### NE 110TH ST

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

Because full street improvements are not being required for this project, or the project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found at [http://www.seattle.gov/dpd/static/Covenant\\_Consenting\\_LID\\_LatestReleased\\_DPDS\\_006060.pdf](http://www.seattle.gov/dpd/static/Covenant_Consenting_LID_LatestReleased_DPDS_006060.pdf)

### 30TH AVE NE

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### Land Use

Based on the project scope and/or location of environmentally critical areas on the development site, SEPA may be required. See CAM 208 for more details.

Preliminary screening of your project has been completed and it appears that your proposal is located in an environmentally critical area (ECA) which may require an ECA review and SEPA. For additional information about ECAs and SEPA, visit the DPD website (<http://www.seattle.gov/dpd/Codes/>).

Based on the preliminary scope, the project may qualify for a specific exemption under the Environmentally Critical Areas Ordinance. Application and decision on the exemption must be made before submittal of a application. See CAM 327 for more details.

### Other Requirements

Based on the preliminary application materials, DPD recommends that the applicant visit the Applicant Services Center to receive coaching on the proposed project.

## Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

### ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Riparian management area

Wetland

Liquefaction

Flood prone

### Existing ROW Conditions

#### NE 110TH ST

Street conditions:

Asphalt paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 6 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

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### **Potential Impacts to Seattle Parks Property**

Project abuts a park or park boulevard.

Park within 100 LF

### **Construction Stormwater Control**

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual ([DR 16-2009, Volume 2](#)).

**Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):**

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#) at <http://web1.seattle.gov/DPD/InspectionRequest/default.aspx>.

### **Inspectors Notes**

Proposed work area is a paved parking lot with a concrete curb edge adjacent to the stream on the south. Park is on the opposite side of the stream with a bridge access from the school to the park. Project may qualify for an ECA exemption. See notes below.

### **Modifications to ECA Submittal Requirements**

- ECA Exemption Note: Project appears to be in riparian corridor and wetland buffer. May qualify for an ECA exemption under 25.09.045.f. Would need to apply using form on Tip 327a.  
Seth Amrhein, (206) 386-1981, [Seth.Amrhein@seattle.gov](mailto:Seth.Amrhein@seattle.gov)

### **Possible Exemptions from ECA Submittal Requirements**

Applicability of exemption from submittal requirements **must** be confirmed at permit application intake; the standards of the ECA Ordinance still apply.

Maintenance, repair, renovation, or structural alteration of structure existing on October 31, 1992 (see [25.09.045 F](#))

### **Standard Submittal Requirements for Projects in an ECA**

Type 2 or 3 stream: Show 75-foot buffer (non-disturbance area) as measured from the top of the water course bank

**Note:** No construction activity is allowed in the non-disturbance buffer area and limited development is allowed in the outer portion of the riparian management areas. Refer to SMC [25.09.200](#) for more information.

The site appears to have areas with wetland vegetation and/or seasonal or permanent saturation. The permit application should be routed to a DPD wetland specialist for further review.

Submit a Wetland Site Assessment Report prepared by a qualified wetlands professional that evaluates and identifies wetlands within 100 feet of the subject property line for development proposed within 100 feet of a wetland (see SMC [25.09.160](#)).

Prepare a wetland delineation report per [Director's Rule 19-2006, Requirements for Wetland Site Assessment Reports](#).

## **Seattle City Light Requirements**

## **Street/Alley Requirements**

### **NE 110TH ST**

Underground electrical facilities/conductors require separation from other utilities. Review SCL Construction Guideline U2-10/NDK-50, Electrical Conduit and Facilities in the Public Rights of Way (<http://www.seattle.gov/Light/engstd/>). Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555 two business days in advance to locate and mark underground utilities, per state law (RCW 19.122). The existing electrical service to the site is underground.

Other requirements: Power for the new portables must come from the existing electrical service to the site per SCL's "one site-one service" rule. For clarification and advice, please contact your Electrical Service Representative.

## **Notes to Applicant**

Please contact your Electrical Service Representative well in advance for SCL-related electrical advice or consultation. Your Electrical Service Representative is: Dave Kylen, 206-615-0607, [david.kylen@seattle.gov](mailto:david.kylen@seattle.gov). Be advised that it is the applicant's responsibility to seek guidance from SCL. Failure to contact SCL at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## **SDOT Requirements**

Based on the information provided at this time, it appears that no street improvements are **required**. All work in the right-of-way requires a permit. Therefore, if you are planning discretionary improvements you should contact SDOT as soon as possible. Be advised that it is the applicant's responsibility to seek guidance from SDOT Street Use should the scope of the project change, or should the applicant become aware of proposed construction in the ROW. Failure to contact SDOT at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## **SPU Requirements**

### **Water Availability**

Your water availability assessment is in progress. If the assessment results in water system improvements, you will be required to follow SDOT's Street Improvement Permit Process (see [CAM 2211](#) and [CAM 2213](#)).

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

[http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos\\_004542.pdf](http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf). For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, [Liz.Kain@seattle.gov](mailto:Liz.Kain@seattle.gov).

### **Other Requirements**

## **Other Requirements**

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD Tip 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to Tip 208 for information regarding the application requirements for a SEPA review and Tip 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your DPD intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our DPD intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, [Michale.Crooks@seattle.gov](mailto:Michale.Crooks@seattle.gov), or visit the [Licensing and Tax Administration Division website](#).